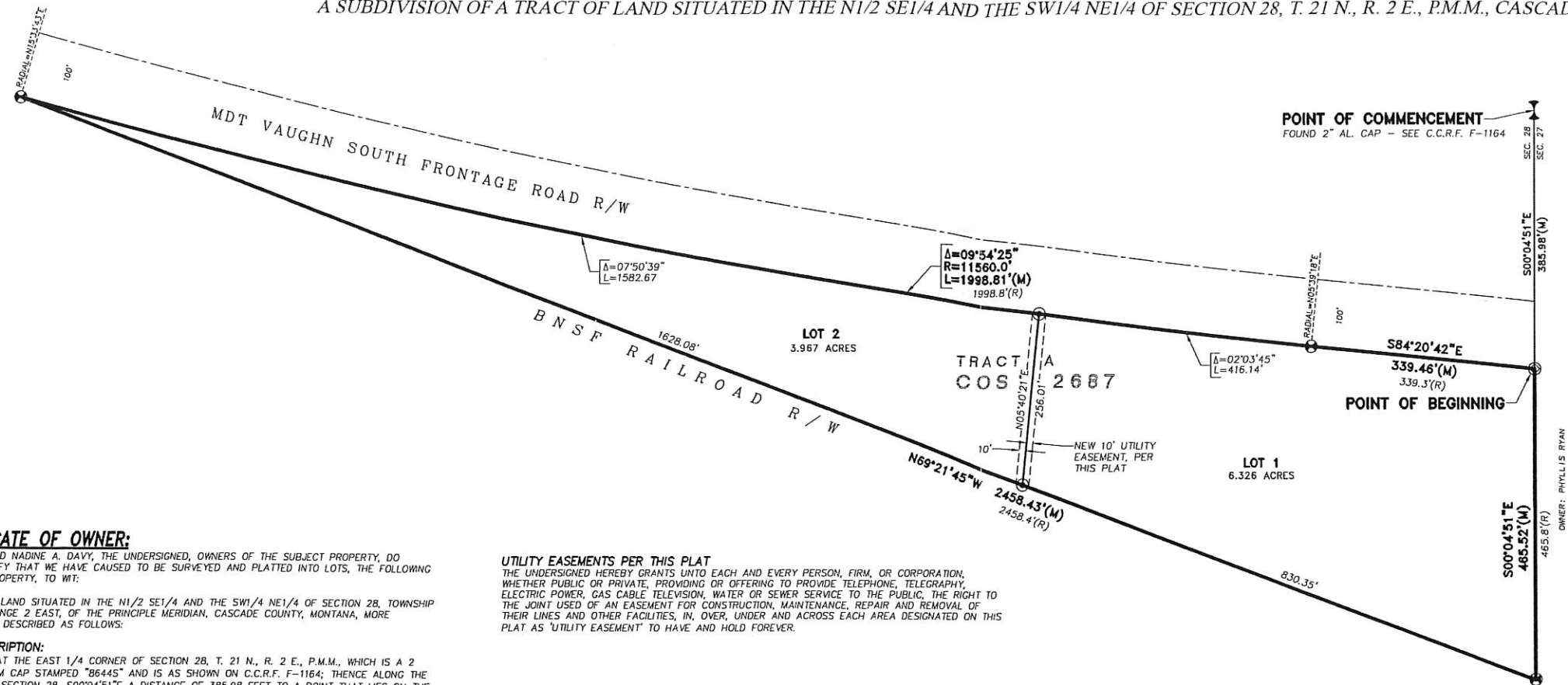


A PRELIMINARY SUBDIVISION PLAT OF

DAVY'S MINOR

A SUBDIVISION OF A TRACT OF LAND SITUATED IN THE N1/2 SE1/4 AND THE SW1/4 NE1/4 OF SECTION 28, T. 21 N., R. 2 E., P.M.M., CASCADE COUNTY, MONTANA



CERTIFICATE OF OWNER:

I, TODD M. AND NADINE A. DAVY, THE UNDERSIGNED, OWNERS OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS, THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A PARCEL OF LAND SITUATED IN THE N1/2 SE1/4 AND THE SW1/4 NE1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 2 EAST, OF THE PRINCIPLE MERIDIAN, CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 28, T. 21 N., R. 2 E., P.M.M., WHICH IS A 2 INCH ALUMINUM CAP STAMPED "8644S" AND IS AS SHOWN ON C.C.R.F. F-1164; THENCE ALONG THE EAST LINE OF SECTION 28, S00°04'51"E A DISTANCE OF 385.98 FEET TO A POINT THAT LIES ON THE SOUTH RIGHT-OF-WAY OF VAUGHN SOUTH FRONTAGE ROAD, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID EAST SECTION LINE, S00°04'51"E A DISTANCE OF 465.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILWAY; THENCE DEPARTING THE EAST LINE OF SECTION 28 AND ALONG SAID NORTHERLY RIGHT-OF-WAY, N69°21'45"W A DISTANCE OF 2458.43 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILWAY AND THE SOUTHERLY RIGHT-OF-WAY OF VAUGHN SOUTH FRONTAGE ROAD, SAID POINT IS ALSO ON A NON-TANGENT CIRCULAR CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND SAID NON-TANGENT CIRCULAR CURVE WHICH IS CONCAVE NORTHERLY, WITH A RADIAL BEARING OF N15°33'43"E AT THAT POINT, A RADIUS OF 11560.0 FEET, A CENTRAL ANGLE OF 09°54'25", AN ARC DISTANCE OF 1998.81 FEET TO THE END OF THE CIRCULAR CURVE; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF VAUGHN SOUTH FRONTAGE ROAD, S84°20'42"E A DISTANCE OF 339.46 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 10.296 ACRES, AND;

NOTICE OF CERTIFICATE OF SUBDIVISION APPROVAL:

LOT 1 HAS BEEN REVIEWED BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY UNDER EQ#_____ AND THE CERTIFICATE OF SUBDIVISION APPROVAL WAS GRANTED ON [DATE].

EXEMPTION FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY LOT 2 IS EXEMPT FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125(2)(a)(ii) AND 76-4-125(3), WHICH STATES: "(2) A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review: (e) subject to the provisions of subsection (3), a remainder of an original tract created by segregating a parcel from the tract for purposes of transfer if: (i) the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 29, 1993, and, if required when installed, the system was approved pursuant to local regulations or this chapter. (3) Consistent with the applicable provisions of 50-2-116, a local health officer may require that, prior to the filing of a plat or a certificate of survey subject to review under this part for the parcel to be segregated from the remainder referenced in subsection (2)(e)(i), the remainder include acreage or features sufficient to accommodate a replacement drainfield;" AND;

NOTICE OF AGRICULTURAL ACTIVITIES:

TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY; AND

STATEMENT OF LIMITED PUBLIC SERVICES:

CERTAIN PUBLIC SERVICES SUCH AS, BUT NOT LIMITED TO, SCHOOL BUSING, SNOW PLOWING AND ROAD MAINTENANCE, MAY NOT BE PROVIDED BY CASCADE COUNTY; AND

WAIVER TO PROTEST RSID:

FOR EACH AND EVERY LOT IN THIS SUBDIVISION, I THE UNDERSIGNED OWNER OF SAID PROPERTY, HEREBY, WAIVE, RELEASE, AND REMISS THE RIGHT TO PROTEST, AS DEFINED BY M.C.A. 7-12-2109 THROUGH 7-12-2112 (2014), AND FURTHER HEREBY ASSENTS, TO ANY CREATION OR EXTENSION OF A RURAL IMPROVEMENT DISTRICT, AS DEFINED BY TITLE 7 CHAPTER 12, PART 21, M.C.A. (2014), WHICH MAY TOUCH AND CONCERN ANY OR ALL OF THE LOTS IN THIS SUBDIVISION AND WHICH MAY HEREAFTER BE PROPOSED FOR THE PAVING OR OTHER IMPROVEMENT OF CERTAIN COUNTY ROADS OR ANY ROAD THAT MAY PROVIDE ACCESS TO THE LOTS IN THIS SUBDIVISION, AS DEEMED BY THE BOARD OF CASCADE COUNTY COMMISSIONERS, CASCADE COUNTY, MONTANA. THIS ASSENT AND WAIVER SHALL TOUCH, CONCERN, BENEFIT, AND BURDEN EACH AND EVERY LOT IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY AND ALL GRANTEEES, TRANSFERREES, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT; AND.

UTILITY EASEMENTS PER THIS PLAT

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPHY, ELECTRIC POWER, GAS CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER.

TODD M. DAVY

DATE

NADINE A. DAVY

DATE

ACKNOWLEDGED

STATE OF MONTANA)

SS:

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, TODD M. AND NADINE A. DAVY, KNOWN TO BE THE PERSONS THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA:

PRINTED NAME: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

CONSENT OF LIENHOLDER:

THE UNDERSIGNED LIENHOLDER DOES HEREBY JOIN IN AND CONSENT TO THE SUBDIVISION SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2018

[BELT VALLEY BANK]

BY: _____

PRINTED NAME: _____

CERTIFICATE OF COUNTY COMMISSION

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON

THE _____ DAY OF _____, 2018.

CHAIRPERSON, CASCADE COUNTY COMMISSION

ATTEST:

CASCADE COUNTY, CLERK & RECORDER

CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND

WHEREAS, SINCE THE ACCOMPANYING PLAT IS EXEMPT FROM PARK OR PLAYGROUND REQUIREMENTS IN SECTION 76-3-621 (3) (E), M.C.A., THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DURING ITS REGULAR MEETING

HELD ON THE _____ DAY OF _____, 2018 DISPENSES WITH ANY PARK OR PLAYGROUND REQUIREMENTS.

CASCADE COUNTY COMMISSION

ATTEST:

CLERK & RECORDER, CASCADE COUNTY, MT.

CERTIFICATE OF COUNTY TREASURER

I, JAMIE BAILEY, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED WITHIN THE ACCOMPANYING PLAT PURSUANT TO SECTION 76-3-611(1)(b), M.C.A., AND THAT NO REAL PROPERTY TAXES OR SPECIAL ASSESSMENTS LEVIED ON THE LAND ENCOMPASSED BY ROSE'S MINOR SUBDIVISION, ARE DELINQUENT.

DATED THIS _____ DAY OF _____, 2018.

JAMIE BAILEY, CASCADE COUNTY TREASURER

CERTIFICATE OF PLANNING BOARD

WE, THE UNDERSIGNED, _____ CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND BRIAN CLIFTON, PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 2018.

CHAIRPERSON, CASCADE COUNTY PLANNING BOARD

BRIAN CLIFTON, PLANNING DIRECTOR, CASCADE COUNTY PLANNING DIVISION



LEGEND

- ⬮ QUARTER SECTION CORNER (AS DESCRIBED)
- ⊙ SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO"
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LINDSETH"
- ⊙ FOUND 1 1/2" IRON PIPE

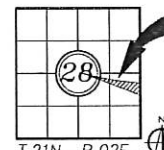
ABBREVIATIONS

(M) MEASURED DIMENSION

(R) RECORD DIMENSION

RECORD DOCUMENTS

R C.O.S. 2687



THIS SURVEY

T.21N., R.02E.

VICINITY MAP

CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTH OF OCTOBER 2017, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2018.

MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT REGISTRATION NUMBER 12920 ES

SHEET TITLE: DAVY'S MINOR SUBDIVISION			
JOB NO.: 17CW	DRAWING NAME: 17CW-LEGAL	SHEET: 1 OF 1	
FILE NO.:	DRAWN BY: CRB	DATE: 01/18/17	

bsc&e
ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

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